

# **\$317,000 - 2401 12th Street N Street N Unit# 20, Cranbrook**

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MLS® #10348416

**\$317,000**

2 Bedroom, 2.00 Bathroom, 1,196 sqft  
Single Family on 1.00 Acres

Columbia Four Plexes, Cranbrook, British Columbia

Move-In Ready, Walking Everywhere, Strata Simplicity! Welcome to Unit 20 - 2401 12th Street N - your chance to live smart in Cranbrook North, in a well designed, low-maintenance home that blends convenience and comfort. With 2 bedrooms, 2 baths and just under 1,200 sq ft, this home offers thoughtful design and functional flow without wasted space. Step inside through the split level entry into a bright, open-concept living area anchored by an electric fireplace - perfect for cozy evenings or low-stress entertaining. The kitchen opens cleanly to the living space, while the lower level features both bedrooms, a full bath and laundry/storage. You'll also enjoy your own balcony - located on the east side to get the beautiful morning sunlight before the afternoon heat kicks in. Ideal for morning coffee, casual fresh air, or quiet reflection. Perks you'll love: - walkability to schools, parks and Tamarack Mall - all within easy reach - affordable strata fees (~\$231.80/mo.) - less hassle more ease - assigned parking & solid storage included - Option to buy furnished - truly move in ready. Whether you're a first time buyer, downsizer, or investor seeking a low friction property, this one's primed for you. Contact your REALTOR for a viewing today! (id:6289)

Built in 1992



## Essential Information

|                |               |
|----------------|---------------|
| Listing #      | 10348416      |
| Price          | \$317,000     |
| Bedrooms       | 2             |
| Bathrooms      | 2.00          |
| Half Baths     | 1             |
| Square Footage | 1,196         |
| Acres          | 1.00          |
| Year Built     | 1992          |
| Type           | Single Family |
| Sub-Type       | Strata        |
| Style          | Other         |

## Community Information

|             |                                      |
|-------------|--------------------------------------|
| Address     | 2401 12th Street N Street N Unit# 20 |
| Subdivision | Columbia Four Plexes                 |
| City        | Cranbrook                            |
| Province    | British Columbia                     |
| Postal Code | V1C5T4                               |

## Amenities

|         |          |
|---------|----------|
| Parking | Surfaced |
|---------|----------|

## Interior

|                 |                                                                        |
|-----------------|------------------------------------------------------------------------|
| Appliances      | Refrigerator, Dishwasher, Dryer, Cooktop - Electric, Microwave, Washer |
| Heating         | Electric Baseboard heaters                                             |
| Fireplace       | Yes                                                                    |
| # of Fireplaces | 1                                                                      |
| Fireplaces      | Electric                                                               |
| # of Stories    | 2                                                                      |

## Additional Information

|        |         |
|--------|---------|
| Zoning | Unknown |
|--------|---------|

## Listing Details

|                |                               |
|----------------|-------------------------------|
| Listing Office | Century 21 Purcell Realty Ltd |
|----------------|-------------------------------|



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